

Project Narrative

The Zaremba Residential Company submits for Development Review Board approval Barolo Place. Barolo Place is a 65-unit luxury condominium/townhouse community that will complete the development of the Shea corridor. The condominiums/townhouses are high quality residential units complete with private amenities to serve residents of the community. Recreational amenities at Barolo Place will include a swimming pool, spa/Jacuzzi area for residents, ramada/cabana with restrooms, and a picnic gathering area around the pool. The condominium/townhouse units are located in two (2) story buildings with a maximum building height of twenty-six (26) feet. Additionally, all units will have a two (2) car-attached garage with direct access from the unit.

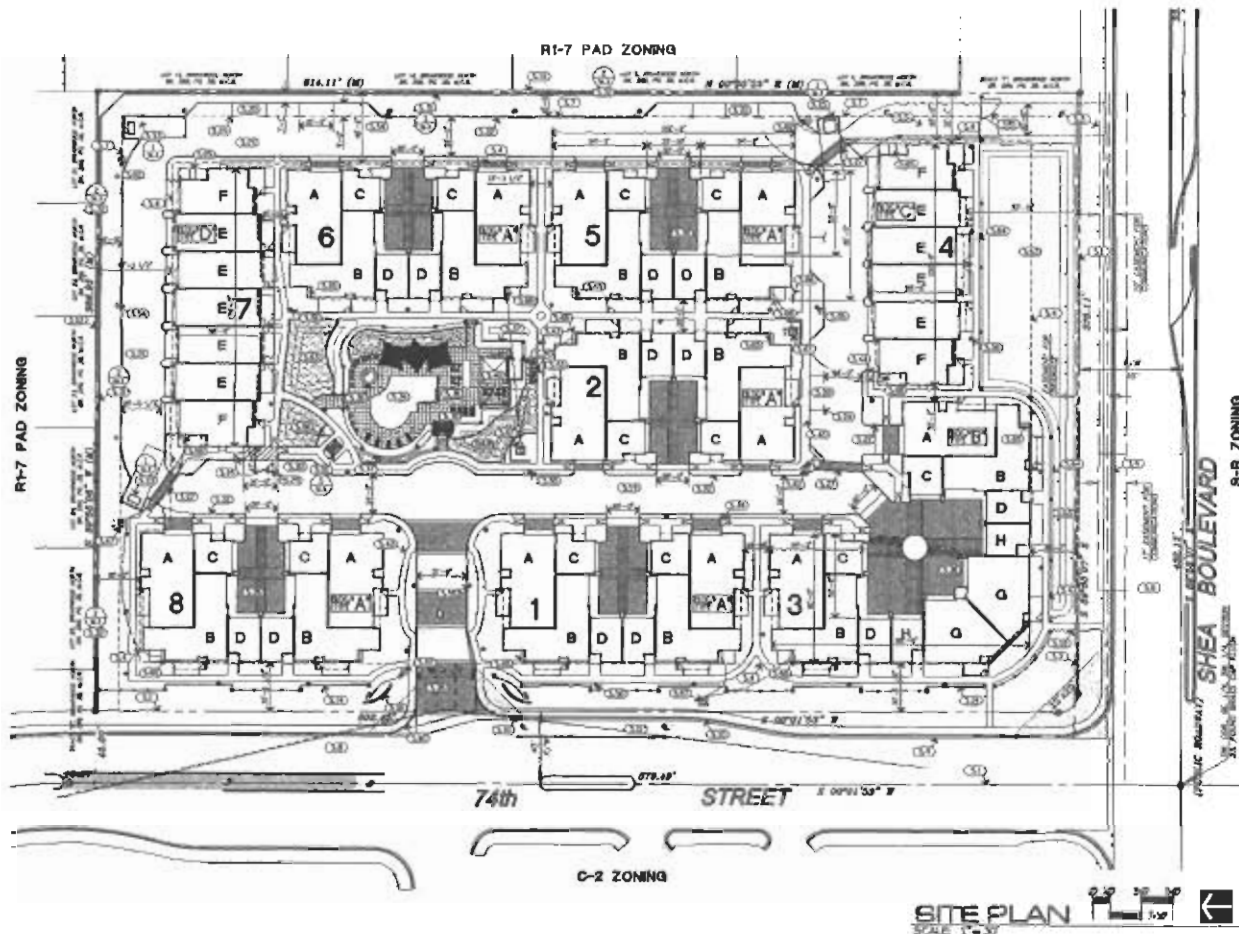
Barolo Place has been designed to take advantage of the surrounding area by providing pedestrian access to adjacent retail, commercial, and entertainment venues. In addition, pedestrian access ways are provided throughout the interior of the development. Barolo Place will feature heavily landscaped areas both at the perimeter and internally. Lush, low water-use greenbelt areas will be utilized throughout the site to connect the residential homes to the swimming pool and recreational area. Additionally, along both 74th Street and Shea Boulevard, Barolo Place will have building setbacks of a minimum of thirty (30) feet resulting in a landscaped setback area of between thirty (30) and eighty (80) feet. It should be noted that Shea Boulevard is designated as a visually important roadway in the General Plan and as a Compromised/High Activity/Commercial Character area in the Scenic Corridor Design Guidelines. Barolo Place is consistent with the streetscape area provided at the Briarwood North Community adjacent to its east.

While Barolo Place is designed to maintain consistency with the surrounding conditions of its community, it also seeks to contribute a new element of architectural style that corresponds with the high quality character of Scottsdale. The eight (8) buildings on the site are composed of (4) different building types. Each building type is consistent with the concept of fusing the timeless elegance of the historic Italian villa with a contemporary urban appeal, while retaining its own distinctive identity. This mix of different building types lends to a more vibrant setting along the 74th and Shea frontages.

Set back from the street behind lush landscape, stands two (2) story stucco finish buildings, painted in hues suggestive of native desert flora and stunning evening sunsets. Architectural features such as varying rooflines, massing, color and horizontal movement of building elements creates appealing street elevations that relate to the human scale. Covered porches, large eave overhangs, protruding balcony walls and tiled window awnings add to the curb appeal of the buildings and also provide essential protection from the elements, most notably, the sun. Entries to units and windows set back behind the outermost building face add to the building's style and support the architectural concept by utilizing the idea of the 'Italian portico', as a shading barrier between building fenestration and harsh sun exposure. Other features such as arched openings and Juliet balcony overhangs are also reminiscent of the classic Italian style, used in a contemporary manner that adds to the project's quality character, timeless elegance and the vibrancy of its surrounding community.

Barolo Place residential units will be two (2) and three (3) bedroom units and ranging in size from approximately 1200 square feet to 1900 square feet. The amenities include designer kitchens with granite counter tops, luxury baths with garden tubs, nine (9) foot ceilings, full size washer and dryers, computer rooms, ceramic tile flooring and many other upgrades that make this project consistent with the high quality nature of the surrounding residential uses. The anticipated market for this community includes young professionals, empty nesters, and retirees.

The Zaremba Residential Company, a division of the Zaremba Group, is a well-known developer of innovative projects across the country with over eighty (80) years of experience in the real estate industry. Zaremba is known for developing high-end multi-family residential communities. Barolo Place, like other Zaremba projects are designed to satisfy the needs of the residents as well as to withstand the test of time.



KEYNOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SUBDIVISION MAP ACT.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANNING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
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SITE DATA

SITE ZONING

PROJECT NAME: 62-DR-2005
PROJECT ADDRESS: 74th Street, Phoenix, AZ
DATE: 1-20-2005

LOT DATA

LOT AREA: 10,000 sq. ft.
LOT DIMENSIONS: 100' x 100'

DENSITY

NO. OF UNITS: 100
GROSS AREA: 10,000 sq. ft.

OPEN SPACE CALCULATIONS

OPEN SPACE: 10,000 sq. ft.
TOTAL OPEN SPACE: 10,000 sq. ft.

FRONTAGE OPEN SPACE

FRONTAGE OPEN SPACE: 10,000 sq. ft.
TOTAL FRONTAGE OPEN SPACE: 10,000 sq. ft.

PARKING

PARKING: 100 spaces
TOTAL PARKING: 100 spaces

PHASED DEVELOPMENTS

PHASED DEVELOPMENTS: 100 spaces
TOTAL PHASED DEVELOPMENTS: 100 spaces

BUILDING DATA

BUILDING NO. FOOTPRINTS

BUILDING NO. 1: 10,000 sq. ft.
BUILDING NO. 2: 10,000 sq. ft.

BUILDING MIXTURE

BUILDING MIXTURE: 100 spaces
TOTAL BUILDING MIXTURE: 100 spaces

PHASED OPEN SPACE CALCULATIONS

PHASED OPEN SPACE CALCULATIONS

PHASED OPEN SPACE: 10,000 sq. ft.
TOTAL PHASED OPEN SPACE: 10,000 sq. ft.

62-DR-2005

09/09/05



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S1.2



PLANT LEGEND		
SYMBOL	SCIENTIFIC NAME	COMMON NAME
	COENOCYCLUS VIRENS	WATERLILY
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PRELIMINARY PROJECT ENTRY PLAN

BAROLO PLACE

0757 Nov 74 W. S. West

PREPARED FOR: Zarema Sashdani Company

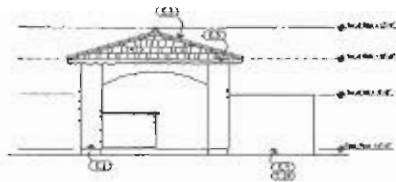
These drawings, as legal instruments of professional service are, and shall remain the property of the Institution, and shall

These drawings shall not be used on other projects or for additions to this project without the written agreement of the architect.

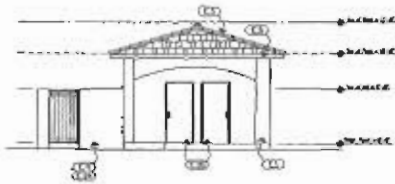
JOB NO. _____
DATE: 03-02-07
DRAWN BY: JM
CHECKED BY: JM

REVISIONS	05-16-05
	08-25-05

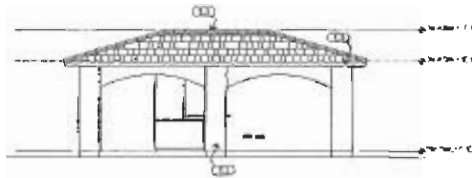
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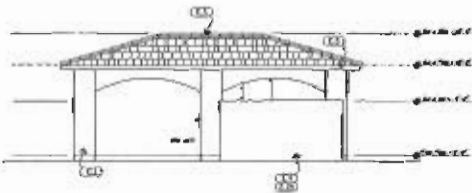
POOL HOUSE - WEST ELEVATION
SCALE 3/16"=1'-0"



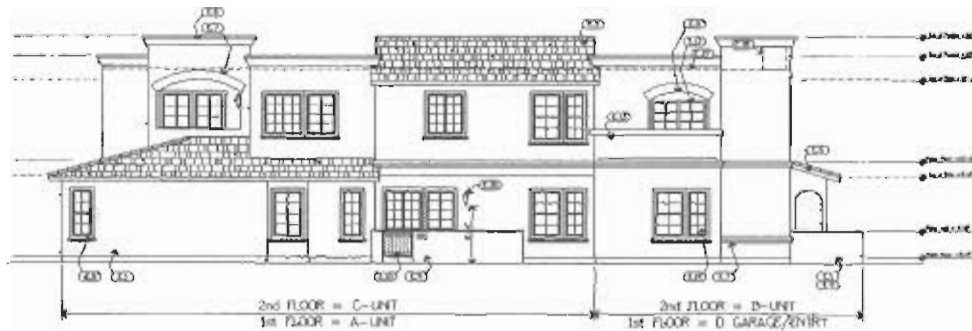
POOL HOUSE - EAST ELEVATION
SCALE 3/16"=1'-0"



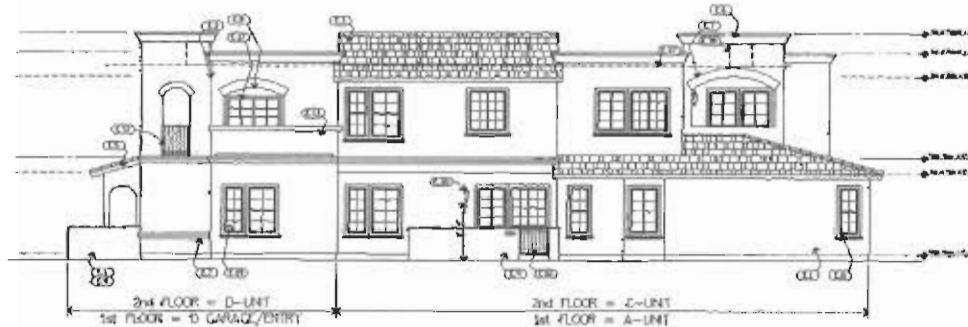
POOL HOUSE - NORTH ELEVATION
SCALE 3/16"=1'-0"



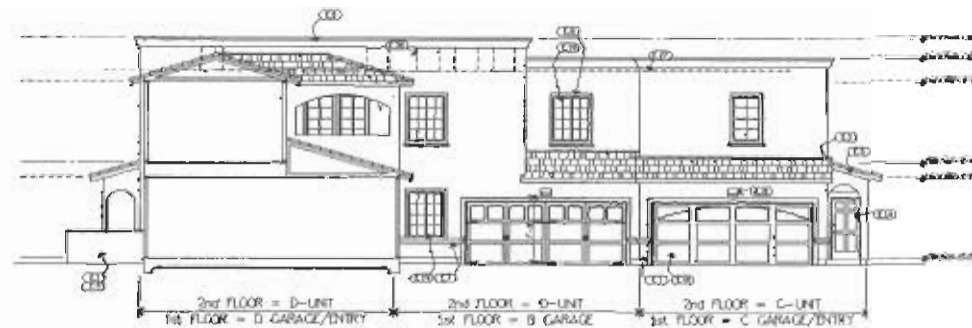
POOL HOUSE - SOUTH ELEVATION
SCALE 3/16"=1'-0"



BUILDING #1 - TYPE 'A' - NORTH ELEVATION
SCALE 3/16"=1'-0"



BUILDING #1 - TYPE 'A' - SOUTH ELEVATION
SCALE 3/16"=1'-0"



BUILDING #1 - TYPE 'A' - SOUTH COURTYARD ELEVATION
SCALE 3/16"=1'-0"

KEYNOTES

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COLOR SCHEDULE

- CONCRETE ROOFING TILE
- BUILDING TRIM COLOR
- BUILDING COLOR #1
- BUILDING COLOR #2
- BUILDING COLOR #3
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- BUILDING COLOR #100

62-DR-2005
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POOLHOUSE PLAN



BUILDING #1 PLAN

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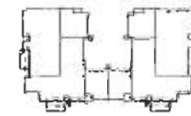
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Email: info@zaremba.com
Website: www.zaremba.com

A21

BUILDING ELEVATION TABLE			
UNIT	1ST FLOOR	2ND FLOOR	3RD FLOOR
1	Garage	Unit	Unit
2	Garage	Unit	Unit
3	Garage	Unit	Unit
4	Garage	Unit	Unit
5	Garage	Unit	Unit
6	Garage	Unit	Unit
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100	Garage	Unit	Unit



BUILDING #1 PLAN

COLOR SCHEDULE

- CONCRETE ROOFING TILE
- BUILDING TRIM COLOR
- BUILDING COLOR #1
- BUILDING COLOR #2
- BUILDING COLOR #3
- BUILDING COLOR #4
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KEYNOTES

- 1. CONCRETE ROOFING TILE
- 2. BUILDING TRIM COLOR
- 3. BUILDING COLOR #1
- 4. BUILDING COLOR #2
- 5. BUILDING COLOR #3
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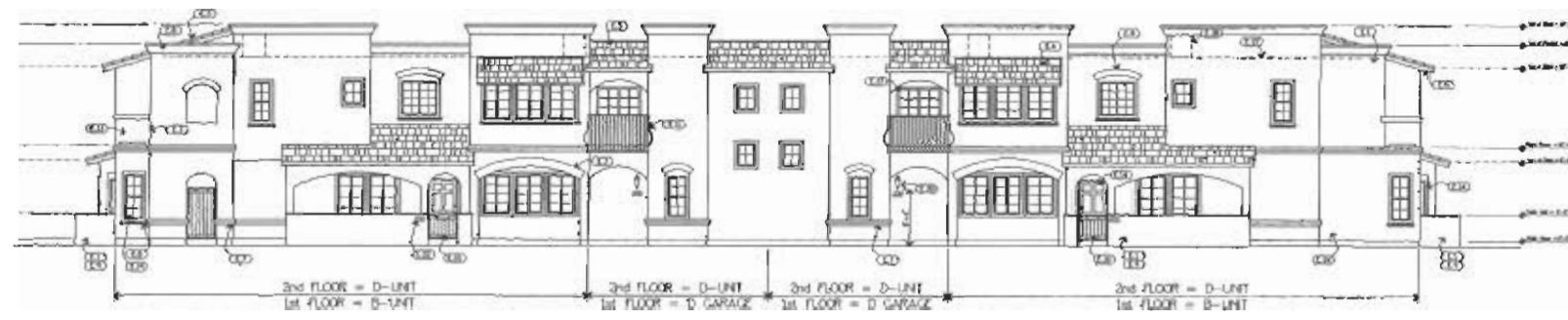
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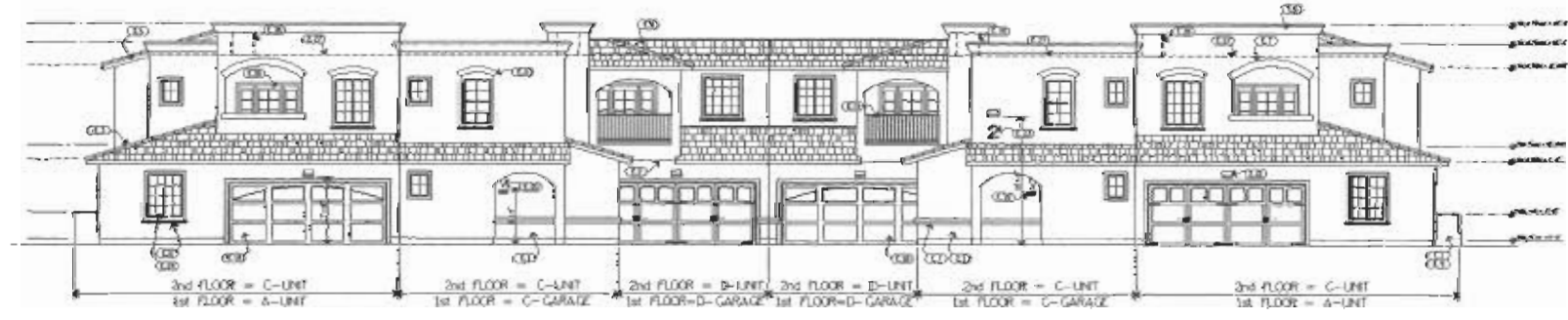


BUILDING #1 - TYPE 'A' - WEST ELEVATION

SCALE: 3/8" = 1'-0"

62-DR-2005

09/09/05



BUILDING #1 - TYPE 'A' - EAST ELEVATION

SCALE: 3/8" = 1'-0"